

Senate Bill 417

By: Senators Bulloch of the 11th, Hawkins of the 49th, Goggans of the 7th, Orrock of the 36th and Jackson of the 2nd

A BILL TO BE ENTITLED
AN ACT

To amend Article 2 of Chapter 5 of Title 44 of the Official Code of Georgia Annotated, relating to conveyances, so as to provide that each conveyance of real property on which is located a residential or commercial structure shall require a certification that such structure has been inspected for termites and other wood-destroying organisms; to provide for delivery; to provide for exceptions; to repeal conflicting laws; and for other purposes.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

SECTION 1.

Article 2 of Chapter 5 of Title 44 of the Official Code of Georgia Annotated, relating to conveyances, is amended by adding a new Code section to read as follows:

"44-5-49.

(a) Prior to the delivery of a deed conveying an interest in real property on which is situated a residential or commercial structure, the transferor shall deliver to the transferee a certification by a person employed by a licensee under Chapter 45 of Title 43 that such structure has been inspected for termites and other wood-destroying organisms and stating the results of such inspection.

(b) This Code section shall not apply to deeds transferring property to an heir or devisee of an estate or to bona fide conveyances of real property for consideration valued at \$100.00 or less."

SECTION 2.

All laws and parts of laws in conflict with this Act are repealed.